

## 16-517 PLANNED COMMERCIAL DISTRICTS.

517.1 INTENT. Each of the business districts (Districts C-0, CO-A, C-1, C-2, C-3) shall have a separate and distinct counterpart known and herein referred to as a Planned Commercial District. A planned district shall be for the purpose of permitting and regulating the uses herein before permitted in the equivalent district and further provide for and encourage the grouping of business buildings into centers in keeping with modern concepts of office center, service center and shopping center design. The intent is to reduce the need for strips of commercial development along thoroughfares and to encourage integrated centers offering the equivalent goods and services.

517.2 DISTRICTS AND PERMITTED USES. The Planned Commercial Districts shall be as follows:

<u>Planned District</u>	<u>Equivalent District</u>
CP-0	C-0
CPO-A	CO-A
CP-1	C-1
CP-2	C-2
CP-3	C-3

The uses permitted shall be the same as in the equivalent District C-0 to C-3 inclusive.

517.3 REGULATIONS AND ALLOWED VARIATIONS. In general, the height and bulk of buildings, the amount of open space, the parking and loading requirements shall be equal to those in the corresponding District C-0 to C-3 inclusive.

Deviations and departure from normal development practice may be permitted. Jointly used parking facilities may be permitted and set back requirements may be varied in keeping with good planning principles. Any building or portion thereof may be owned in condominium under 58-3101 Kansas Statutes Annotated. A portion of the parking area required under this Ordinance may remain unimproved until such time as the City Council deems it must be improved to serve the parking demand adequately.

517.4 PROCEDURE FOR REZONING PROPERTY TO A PLANNED COMMERCIAL DISTRICT. The procedures for rezoning property to a Planned Commercial District shall be the same as for Planned Residential Districts. In addition, in the case of a shopping center or other retail center to house more than one tenant, the applicant shall prepare a set of sign standards for all exterior signs, that will apply to any and all leases or sales of portions of the center. Such sign standards shall clearly regulate the size, materials, type of illumination, style, color and location that will be permitted within the center. Said standards shall be within the standards permitted by this Ordinance and shall be submitted with the final development plans. In no case may final development plans be approved until the Planning Commission shall have approved the sign standards after having been assured that such standards will be enforced by the developer and owner and that the signs permitted will be in character with the center and the neighborhood.